

140.0

0002

0001.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

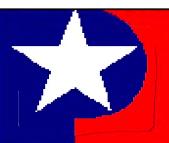
654,300 / 654,300

USE VALUE:

654,300 / 654,300

ASSESSED:

654,300 / 654,300

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
23		GLOUCESTER ST, ARLINGTON

OWNERSHIP

Owner 1:	TAYLOR ANGELA FRANCES	Unit #:	
Owner 2:			
Owner 3:			

Street 1: 23 GLOUCESTER ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		Own Occ: Y
Postal: 02476		Type:	

PREVIOUS OWNER

Owner 1:	TAYLOR ANGELA FRANCES--ETAL -
Owner 2:	TAYLOR FREDERICK MERRITT JR -

Street 1: 23 GLOUCESTER ST

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		
Postal: 02476		Type:	

NARRATIVE DESCRIPTION

This parcel contains 5,364 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1929, having primarily Wood Shingle Exterior and 1904 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5364		Sq. Ft.	Site		0	70.	1.08	8									406,645						406,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	5364.000	247,700		406,600	654,300		89754
							GIS Ref
							GIS Ref
							Insp Date
							02/03/17

PREVIOUS ASSESSMENT										Parcel ID	Parcel ID 140.0-0002-0001.0				USER DEFINED			
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date								
2020	101	FV	247,700	0	5,364.	406,600	654,300	654,300	Year End Roll	12/18/2019								
2019	101	FV	197,900	0	5,364.	406,600	604,500	604,500	Year End Roll	1/3/2019								
2018	101	FV	197,900	0	5,364.	360,200	558,100	558,100	Year End Roll	12/20/2017								
2017	101	FV	229,800	0	5,364.	302,100	531,900	531,900	Year End Roll	1/3/2017								
2016	101	FV	229,800	0	5,364.	302,100	531,900	531,900	Year End	1/4/2016								
2015	101	FV	217,100	0	5,364.	261,400	478,500	478,500	Year End Roll	12/11/2014								
2014	101	FV	217,100	0	5,364.	252,700	469,800	469,800	Year End Roll	12/16/2013								
2013	101	FV	217,100	0	5,364.	240,500	457,600	457,600		12/13/2012								

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TAYLOR ANGELA F	1073-77		3/6/2009	Family		1	No	No	
	1073-77		9/1/1990			100	No	No	A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
5/7/1997	224	Manual	2,000					RELINE CHIMNEY	2/3/2017	Meas/Inspect	DGM	D Mann
									10/28/2008	Meas/Inspect	189	PATRIOT
									11/22/1999	Meas/Inspect	243	PATRIOT
									1/1/1982		KM	

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH										
Type: 15 - Old Style				Full Bath: 1	Rating: Fair			2 5X6 SHED = NV.														
Sty Ht: 2 - 2 Story				A Bath:	Rating:																	
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Average																	
Foundation: 3 - BrickorStone				A 3QBth:	Rating:																	
Frame: 1 - Wood				1/2 Bath:	Rating:																	
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:																	
Sec Wall:		%		OthrFix: 1	Rating: Poor																	
Roof Struct: 2 - Hip				OTHER FEATURES																		
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Fair			1st Res Grid Desc: Line 1 # Units: 1														
Color: GREEN				A Kits:	Rating:																	
View / Desir:				Fpl: 1	Rating: Average																	
GENERAL INFORMATION				WSFlue:	Rating:																	
Grade: C - Average				CONDOS INFORMATION																		
Year Blt: 1929	Eff Yr Blt:			Location:																		
Alt LUC:	Alt %:			Total Units:																		
Jurisdct:	Fact: .			Floor:																		
Const Mod:				% Own:																		
Lump Sum Adj:				Name:																		
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN										
Avg Ht/FL: STD	Phys Cond: FR - Fair	40.	%	Functional:				No Unit	RMS	BRS	FL											
Prim Int Wall: 2 - Plaster				Economic:				1	8	3	M											
Sec Int Wall:		%		Special:																		
Partition: T - Typical				Override:				Totals														
Prim Floors: 3 - Hardwood				Total:	40.3	%		1	8	3												
Sec Floors:		%		CALC SUMMARY				COMPARABLE SALES				SUB AREA				SUB AREA DETAIL						
Bsmnt Flr: 12 - Concrete				Basic \$ / SQ: 130.00				Rate	Parcel ID	Typ	Date	Sale Price										
Subfloor:				Size Adj.: 1.20147061																		
Bsmnt Gar:				Const Adj.: 0.99980003																		
Electric: 3 - Typical				Adj \$ / SQ: 156.160																		
Insulation: 2 - Typical				Other Features: 71750																		
Int vs Ext: S				Grade Factor: 1.00																		
Heat Fuel: 1 - Oil				NBHD Inf: 1.00000000																		
Heat Type: 5 - Steam				NBHD Mod:																		
# Heat Sys: 1				LUC Factor: 1.00																		
% Heated: 100		% AC:		Adj Total: 414911																		
Solar HW: NO		Central Vac: NO		Depreciation: 167209																		
% Com Wall		% Sprinkled:		Depreciated Total: 247702																		
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:										
SPEC FEATURES/YARD ITEMS				PARCEL ID 140.0-0002-0001.0												IMAGE						
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value				
More: N				Total Yard Items:				Total Special Features:				Total:				AssessPro Patriot Properties, Inc						